

Recommendation: **GRANT PERMISSION**

From an Environmental Health perspective the house has a fairly high chimney and we have no complaints on record of smoke issues from neighbouring properties. The flue shown on the plan will likely be serving a wood burner/multi-fuel stove and is actually finishing lower than the first floor of the main house , so potentially could cause a smoke issue to the applicant in the upstairs bedroom . especially with a southerly breeze

blowing with windows open. The nearest neighbour is 12 metres to the South and could be affected by smoke as could those across the road.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We want to make a note our concern regarding the elevation and use of the proposed chimney on the south elevation of the proposed extension - which we believe is too low to ensure fumes/smoke don't adversely impact our garden and home. The location and elevation of the chimney will result in smoke drifting at ground and first floor level into our property on easterly winds and this is not acceptable to us as believe it will materially impact on our ability to enjoy our garden, leave windows open and hang washing. We would also like to better understand whether this replaces the existing gas chimney or is going to be used for solid fuels and thus produce smoke, as again this could materially impact across our boundary.	Environmental Health has been consulted on this matter and have stated that there may be potential for smoke issues caused by the proposed flue. They have not issued an objection to this proposal on this basis and therefore informatives have been attached to this application advising the applicant that it is their responsibility to ensure that no nuisance is caused to neighbouring properties as a result of the flue.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposals include extensions to the front elevation at ground and first floor level which would incorporate the removal of the integral garage, and the extension of the North elevation wall by approximately 0.5 metres to create an en-suite and store at ground floor level as well as an en-suite and storage space at first floor level. Other proposals include an extension at ground level towards the Southern end of the property. On the East elevation, this would square off the property where the existing dining room and living room meet. The roof slope would be altered from the existing hipped shape to create gabled ends to the North and South, additionally there is a dormer proposed to the roof slope of the Eastern elevation, which would have a balcony looking out over Kings Road.

Alterations to fenestration include roof lights at first floor level on the East elevation as well as a patio door at ground floor level leading into the extension. On the South elevation there would be a window proposed at first floor level. On the North elevation there would be one additional window. On the West elevation there would be two doors at ground floor level and three roof lights at first floor level.

- 7.4 The proposals comprise of a change in materials from existing (brick and clay tile) which comprise of a slate tile roof, with timber cladding to the elevations including black painted cedar to the main elevations and untreated cedar to the single storey elevations and timber cladding to the balcony. There would be untreated cedar cladding proposed to the roof slope of the single storey element. Previously a zinc roof was proposed to the main roof, however this has since been amended to natural slate tile as it was judged that a zinc roof would be out of keeping with the character of the area. There would also be aluminium framed windows and doors to the elevations. The black cedar cladding would lose its shine as it weathers and the untreated cedar would silver in time.

The proposed alterations would alter the aesthetics of the property considerably-transforming from a traditional hipped roof bungalow in an area where this type of property forms the general character of the area, to a property which is of a more unique design, with a pitched style roof, comprised of more rustic looking materials. This property is sited on a corner plot between Warblington Road and Kings Road and therefore remains visible from the street. Although this is the case it is judged that there is substantial screening in the form of the hedge boundary treatment from the road in order to offset any visual impact this may have. As the materials have a natural look, it is judged that the alterations would not have any adverse impact on the character of the streetscene.

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 Situated to the rear (West) of the application site is no 62 Warblington Road - this is not deemed to be significantly affected by the proposal as there are only two additional rooflights proposed to the rear roof slope which are fairly modest in size. No 62 has no windows on its Eastern elevation and a conservatory at ground floor level, there is a garage located on the Eastern boundary of the property offering screening to the conservatory and therefore it is deemed that this proposal would not result in any adverse impact upon the amenity of this property.

- 7.7 To the South of no 52 is no 54 Kings Road which is a bungalow, with roof space. There is a reasonable gap retained between the two properties which would help to mitigate any impacts of development. There would be a window at first floor level proposed to the Southern elevation, however there are many examples of two storey properties and second storey windows in this immediate residential area and this would not result in any significant direct overlooking.

To the East of the proposal site is no 60 Kings Road. The dormer would have an outlook East. There is a road between the properties and a distance of approximately 25 metres separating the site from no 60 as well as screening from trees and hedging. It is deemed that there is considerable distance between the balcony and the garden of no 60 so as to result in no adverse overlooking.

Environmental Health have been consulted on the impact of the proposed flue - comments have been addressed in the consultee comments section of the report.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01222 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
19077-02 10/03/2020 amended proposed floor plans/elevations
Tile confirmation email received 12.03.2020
Materials emails received 09.03.2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated in accordance with details submitted to include natural slate, untreated cedar and black stained cedar
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.